

## ORDINANCE NO. 2007-07

**AN ORDINANCE OF THE CITY OF WENATCHEE, WASHINGTON, ADOPTING THE WENATCHEE URBAN AREA COMPREHENSIVE PLAN AS REQUIRED BY THE GROWTH MANAGEMENT ACT OF 1990, AS AMENDED, (CHAPTER 36.70A RCW); ADOPTING AND INCORPORATING BY REFERENCE THE CENTRAL BUSINESS DISTRICT SUBAREA PLAN; READOPTING AND INCORPORATING BY REFERENCE THE WENATCHEE WATERFRONT SUBAREA PLAN; REQUIRING THE PREPARATION OF DEVELOPMENT REGULATIONS AND A NEW OFFICIAL ZONING MAP TO IMPLEMENT THE PLAN; AND, ESTABLISHING AN EFFECTIVE DATE.**

The City Council of the City of Wenatchee finds as follows:

1. The Washington State Legislature has adopted the Washington State Growth Management Act of 1990 (GMA) and amendments thereto. Chapter 36.70A. RCW, (the "Act"), requires selected counties and cities to adopt and implement comprehensive plans consistent with the provisions of the Act.
2. After review and recommendation from the City Planning Commission, the City's current comprehensive plan was adopted by the City Council in 1993.
3. The City of Wenatchee is charged with the responsibility of taking legislative action to review and, if needed, revise its comprehensive plan to ensure the plan complies with the requirements of the Act (Chapter 36.70A.130 RCW).
4. In accordance with Chapter 36.70A.140 RCW, the City established a Public Participation Plan detailing the procedures and time frame for the GMA update process and the many public involvement opportunities.
5. Throughout the comprehensive planning process, workshops, meetings and hearings have been advertised through a wide variety of media, including direct e-mailings to individuals on the City's GMA Update Distribution List, legal ads and display ads in the Wenatchee World, Press Releases, and maintaining a GMA Update website accessed from the City's website.
6. As required under the Act (Chapter 36.70A.210 RCW), and to ensure coordination and consistency between the comprehensive plans of Chelan County and the City of Wenatchee, the City has adopted the Chelan County County-Wide Planning Policies.
7. The City circulated for review and accepted public comment on the Draft 2006 Wenatchee Urban Area Comprehensive Plan from December 2006 until February 26, 2007.

8. In accordance with the State Environmental Policy Act (SEPA) (Chapter 43.21C RCW) a Draft Supplemental Environmental Impact Statement supplementing the Final Environmental Impact Statement for the Wenatchee Urban Area Comprehensive Plan issued in 1993 was prepared and circulated, beginning on January 26, 2007, for public and agency review.
9. After the 60-day public and agency review and comment period, and timely public notice, the Planning Commission held a public hearing on March 7, 2007 and received public testimony.
10. The Planning Commission continued deliberation at their regularly scheduled March 21, 2007 public hearing and made a unanimous recommendation of adoption with recommended amendments to the City Council.
11. On April 4, 2007 a Final Supplemental Environmental Impact Statement was issued for the 2006 Wenatchee Urban Area Comprehensive Plan as required under SEPA (Chapter 43.21C RCW).
12. On April 7, 2007, and after timely public notice, the City Council held a public hearing to accept final public testimony on the Planning Commission's recommended Comprehensive Plan.
13. As more fully described in finding #14, below, the 2006 Wenatchee Urban Area Comprehensive Plan meets the requirements of the Act, including, but not limited to, the required elements concerning Land Use, Housing, Transportation, Capital Facilities, Parks and Recreation, Public Facilities and Services, and Utilities, and in addition, the optional elements of Economic Development, Cultural and Historic Resources, Community Design, and Natural Environment as allowed by the Act.
14. The 2006 Wenatchee Urban Area Comprehensive Plan contains goals, policies, implementing strategies and a land use map intended to establish the character, quality and pattern of the future physical development of the City.
15. The 2006 Wenatchee Urban Area Comprehensive Plan provides clear policy direction for the preparation of new development regulations and a new official zoning map; however the City's new development regulations and new official zoning map will not be consistent with, and implement, the Comprehensive Plan upon adoption of this ordinance.
16. The 2006 Wenatchee Urban Area Comprehensive Plan has been prepared in conformance with the goals and requirements of the Act, and is externally consistent with and compatible with the 13 state-wide planning goals contained in the Act (Chapter 36.70A.020 RCW).

17. The 2006 Wenatchee Urban Area Comprehensive Plan has also been prepared with the direction provided by the Chelan County County-wide Planning Policies, and is in conformance with the relevant policies contained therein.
18. Based upon the foregoing findings, the City Council finds that adoption of the 2006 Wenatchee Urban Area Comprehensive Plan will promote the public health, safety and general welfare of the citizens of Wenatchee and should be approved as the official land use classification and guidance document for the City.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WENATCHEE,** as follows:

#### **SECTION I. ADOPTION**

The 2006 Wenatchee Urban Area Comprehensive Plan, as recommended by the Planning Commission and thereafter revised by the City Council, included as Exhibits "A" through "G" attached hereto, is approved and adopted in its entirety as the official land use classification and development guidance document for the City of Wenatchee.

#### **SECTION II. FILING**

The 2006 Wenatchee Urban Area Comprehensive Plan as approved shall be filed with the City Clerk and shall be available for public inspection upon the effective date of this ordinance.

#### **SECTION III. TRANSMITTAL TO DCTED**

As required by RCW 36.70A.106(2), a complete and accurate copy of this ordinance and the 2006 Wenatchee Urban Area Comprehensive Plan shall be transmitted to the State of Washington, Department of Community, Trade and Economic Development (DCTED) within ten (10) days of final adoption.

#### **SECTION IV. PREPARATION OF FINAL REVISED COMPREHENSIVE PLAN COPIES**

Copies of a final revised Wenatchee Urban Area Comprehensive Plan, incorporating the changes to the goals, policies, implementing strategies and Land Use Map approved by the City Council (*i.e.*, integrating Exhibits "A" through "D" attached hereto into one coherent document for public use), shall be prepared by City of Wenatchee Department of Community Development staff and made available for public inspection within 30 days of final adoption of this ordinance.

**SECTION V.  
EFFECT ON 2005 PLAN**

Upon the effective date of this ordinance, the 2005 Plan and land use map shall be superseded by the 2006 Wenatchee Urban Area Comprehensive Plan as approved, PROVIDED, however, that if the 2006 Comprehensive Plan is at any time hereafter declared in its entirety to be invalid or of no effect, the 2005 Comprehensive Plan shall spring into effect.

**SECTION VI.  
EFFECT ON SUBAREA PLANS**

a) Upon the effective date of this ordinance, the Wenatchee Waterfront Subarea Plan and the Central Business District Subarea Plan shall be incorporated by reference and adopted within the 2006 Wenatchee Urban Area Comprehensive Plan; (*see* Exhibits "E" and "F" attached hereto);

b) In the event of an inconsistency between the policies of the Wenatchee Waterfront Subarea Plan, the Central Business District Subarea Plan and the 2006 Wenatchee Urban Area Comprehensive Plan, the policies of the 2006 Wenatchee Urban Area Comprehensive Plan shall prevail.

**SECTION VII.  
PREPARATION OF DEVELOPMENT REGULATIONS  
AND OFFICIAL ZONING MAP**

The Department of Community Development, together with the Planning Commission, are directed to prepare revised development regulations and a new official zoning map in order to timely comply with, and implement, the 2006 Wenatchee Urban Area Comprehensive Plan.

**SECTION VIII.  
SEVERABILITY**

In the event any one or more of the provisions of this ordinance shall for any reason be held to be invalid, such invalidity shall not affect or invalidate any other provision of this ordinance, but this ordinance shall be construed and enforced as if such invalid provision, had not been contained therein; PROVIDED, that any provision which shall for any reason be held invalid shall be in effect to the extent permitted by law.

**SECTION IX.  
EFFECTIVE DATE**

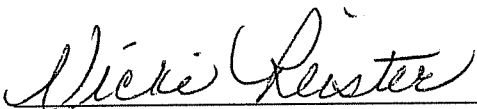
This ordinance shall be in full force and effect thirty (30) days following publication of a summary hereof consisting of the title.

**PASSED BY THE CITY COUNCIL OF THE CITY OF WENATCHEE**, at a regular meeting thereof, this 20<sup>th</sup> day of April, 2007.


CITY OF WENATCHEE, a Municipal  
Corporation

By:   
DENNIS JOHNSON, Mayor

ATTEST:

By:   
VICKI REISTER, City Clerk

APPROVED:

By:   
STEVE D. SMITH, City Attorney